

Project Narrative

The Hacienda

Desert Mountain, Parcel 16

Development Review Board Application

Preliminary Plat Application

January 26, 2005

An important element in the creation of Desert Mountain's Master Plan was the goal to create several small-scale residential villages within the overall project. With this application, Desert Mountain Properties is requesting Scottsdale's Development Review Board approval and Preliminary Plat approval of one of our newest projects, The Hacienda. This application requests approval of the site plan, cut & fill conditions, architectural design, landscape design, entry feature design and common amenity design for this unique project.

The 14.92 acre site within Desert Mountain is zoned R-4R with the amended development standards approved zoning case #31-ZN-92 for "Attached Dwelling Unit Uses" in the R-4R district shall apply to this application. The land use, density and lot sizes are consistent with the approved master plan for Desert Mountain.

Located on the southwest corner of Desert Hills Drive and Cave Creek Road, also known as Desert Mountain's "Second Entrance" or the "Construction Entrance", the site will be accessed via Desert Hills Drive. Residents and guests will pass through either the Main Entrance or the "Second Entrance" to arrive at the site.

The overall project consists of 40 cottages arranged in clusters of attached and detached units. The parcel will be developed in one phase with three proposed floor plans, labeled 1, 2 and 3 with finished floor areas of approximately 2,500 sf, 3,200 sf, and 2,900 sf respectively. Site features such as the entry feature, gates, signage, wall details, pedestrian systems, and mailbox structure have all been designed to compliment the architectural theme of the units themselves.

Taking into account the parcel size and various hardships like road proximity and lack of view, we began developing a product type. We concluded that a duplex unit of approximately 2500-3300 sq. ft. would best utilize the land form; maximize density and aid in developing the architectural character we were hoping to achieve. Having no major views, we wanted to create an architecture and community that would turn inward. Views and character would come from the relationship of unit-to-unit proximity. By

clustering units, we were able to create a series of public courtyards and promenades. Secondary exterior spaces became semi-private courts and entries. Each unit would include a series of private walled courtyards as well. Major exterior space between and around unit clusters would include paths and landscaped walkways. Occasional seating areas and site architecture would lead to a community Ramada including a small fitness room, exterior dinning space and pool/landscape feature.

Architectural character to support such a concept began to develop. The Spanish influence found in old Mexican architecture, the Hacienda, began to take shape. The architectural grammar allowed the design team to support its ideas of court yard spaces, attached by trellis and pergolas, all with an old world charm. Given the popularity of "old world" architecture, we wanted to create something that would appeal to that market without the extreme construction cost commonly associated therewith.

The entry feature, gates, mailbox, box culvert, landscape amenity and swimming pool amenity continue the design theme established by the homes. Similar to existing projects at Desert Mountain, The Apache Cottages Phases I and II and The Sonoran Ridge, the entry feature will consist of a monument sign, gates, and paving improvements. These features, while custom designed for this site, are similar to other approved entry features at Desert Mountain and the character is consistent with the Master Environmental Design Concept Plan approved by the City. The "bridge-like" design of the box culvert also carries out the design theme and will set the stage for this project as you enter. To create a central community focal point, we have created an internal landscape amenity. This landscape amenity, similar to successful projects such as The Sonoran Cottages and Desert Highlands, creates a desert garden which combines limited grass, flowering desert-type plants and native desert landscaping into a community focal point. It provides view orientation for several homes, provides a link for the pedestrian path and creates a continuity of open space between the units and the pool area. The swimming pool amenity, which also carries out the design theme, includes a large lap/play pool, spa, water feature, sundeck, shade ramadas and restrooms for use by the residents of this community. The community amenities are well screened from other areas of Desert Mountain.

The landscape palette and design for The Hacienda will be very similar to that created on several other projects at Desert Mountain. The natural desert planting will be carried up to the sitewalls of the home on the view side, while the "internal" areas of the site will be enhanced desert landscaping consisting of native plants and non-indigenous desert-type accent and flowering plants.

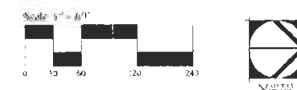
By embracing and responding to the hardships of the site, utilizing the duplex and cluster configurations and developing an architectural character to support the whole, we believe we have a product that will be extremely successful and will advance the tradition of the Desert Mountain community. With this application, Desert Mountain Properties requests Development Review Board approval and Preliminary Plat approval for Parcel 16, The Hacienda.



SITE TABULATION

Plan 1	13	2,596 sq. ft.
Plan 2	14	3,256 sq. ft.
Plan 3	13	2,914 sq. ft.
Total	40	

ILLUSTRATIVE SITE PLAN



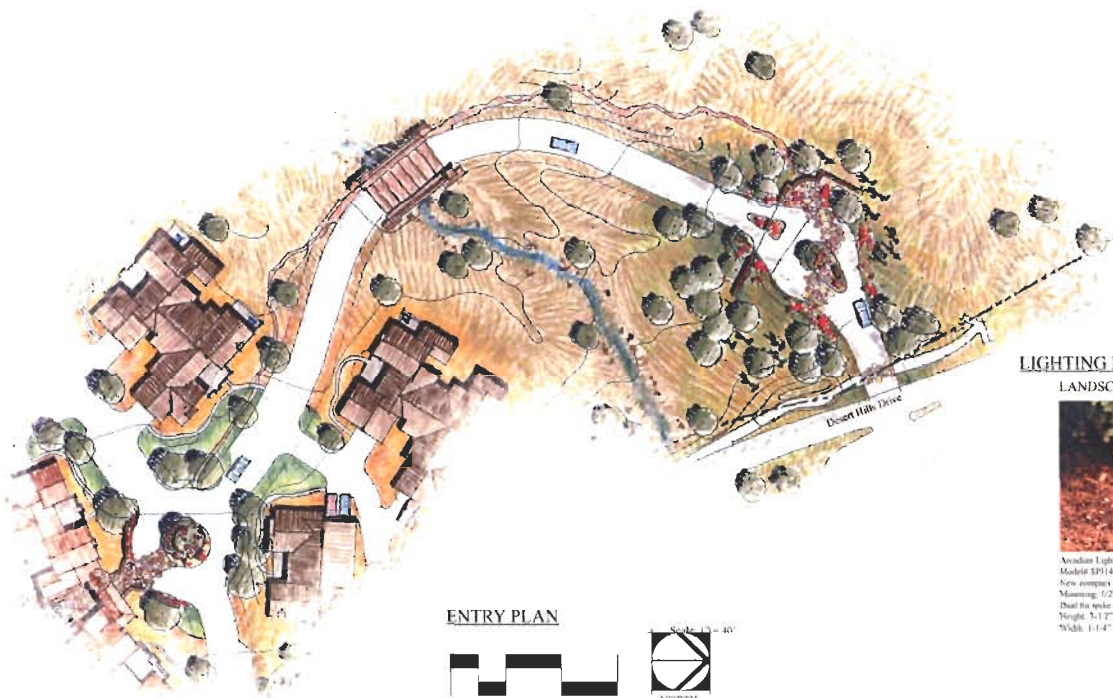
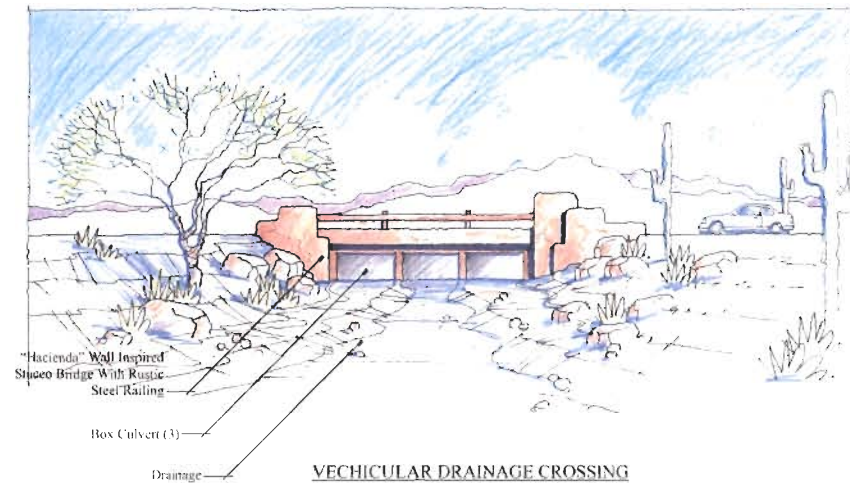
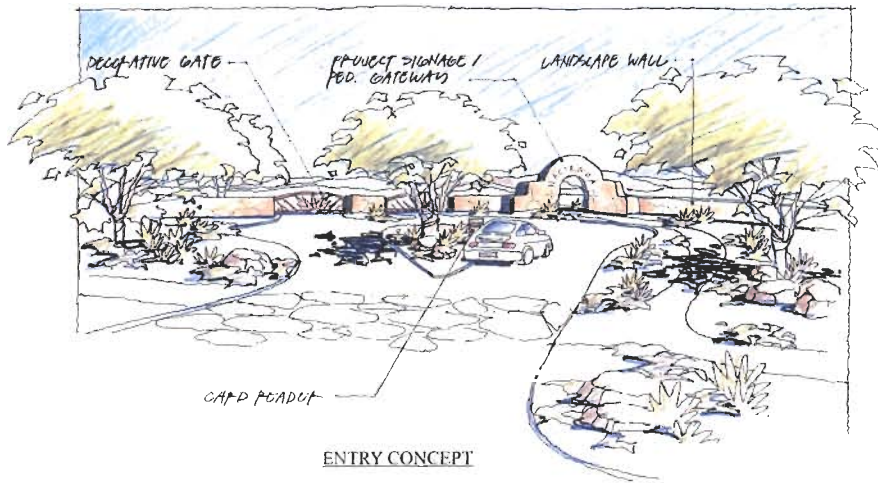
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DESERT MOUNTAIN PARCEL 16 DEVELOPMENT REVIEW BOARD

DATE:	
DATE BY:	
DESIGNED BY:	DTJ
PROJECT NO.:	2005053.1
DATE DATE:	10-27-05
REVISION:	
DATE TIME:	
Site Plan	
DATE TIME:	



LIGHTING FIXTURES LANDSCAPE LIGHTING



Arcturian Lighting
Model: SP14-60
New compact MR16 lamping
Mounting: 1/2" NPT
Dial for spike included
Height: 3-1/2" max
Width: 1-1/4"

PATH LIGHTING

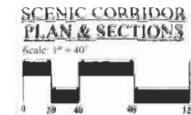
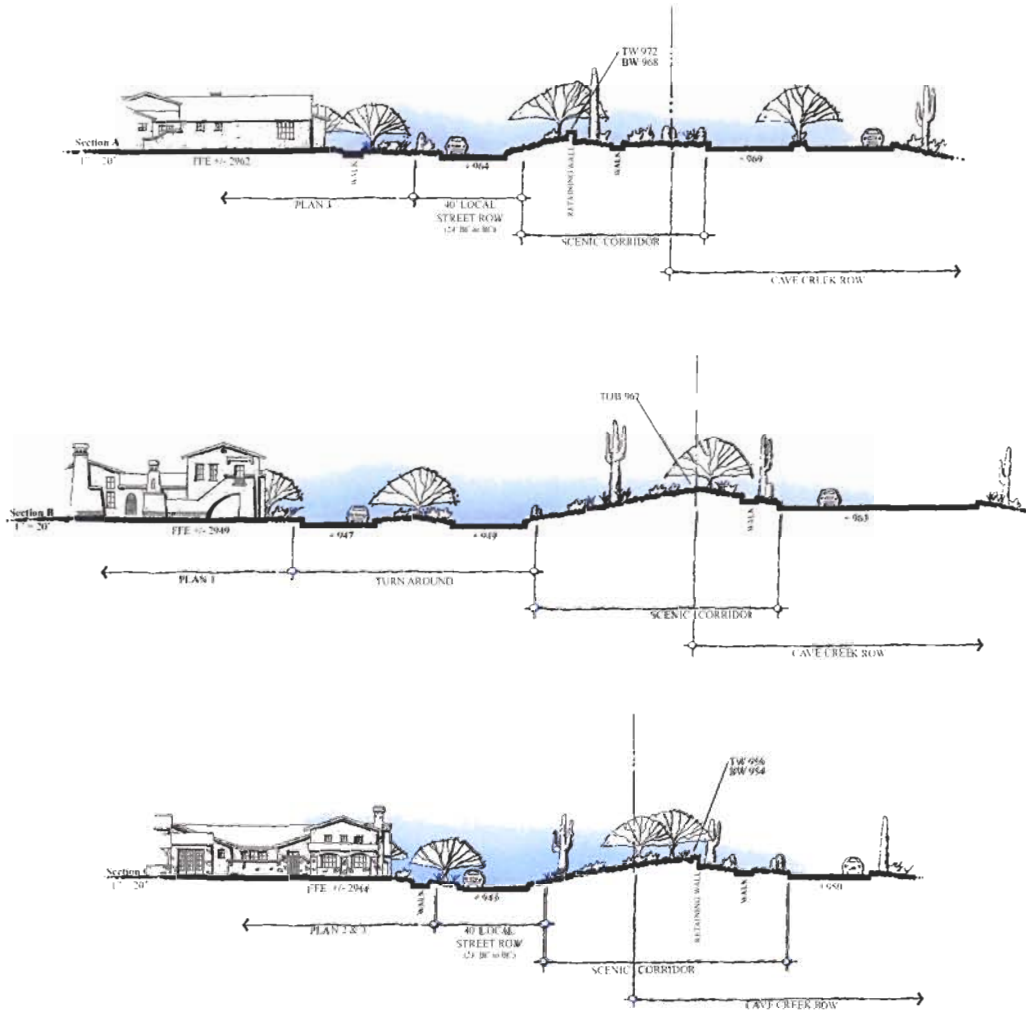


Van Professional Outdoor Lighting
Model: S263
Sodage: 12 inch
Mounting: 3/8" Max Mount
Mounting: Closest Mount
Height: 5-1/2"
Width: 4-1/2"

PATH LIGHTING



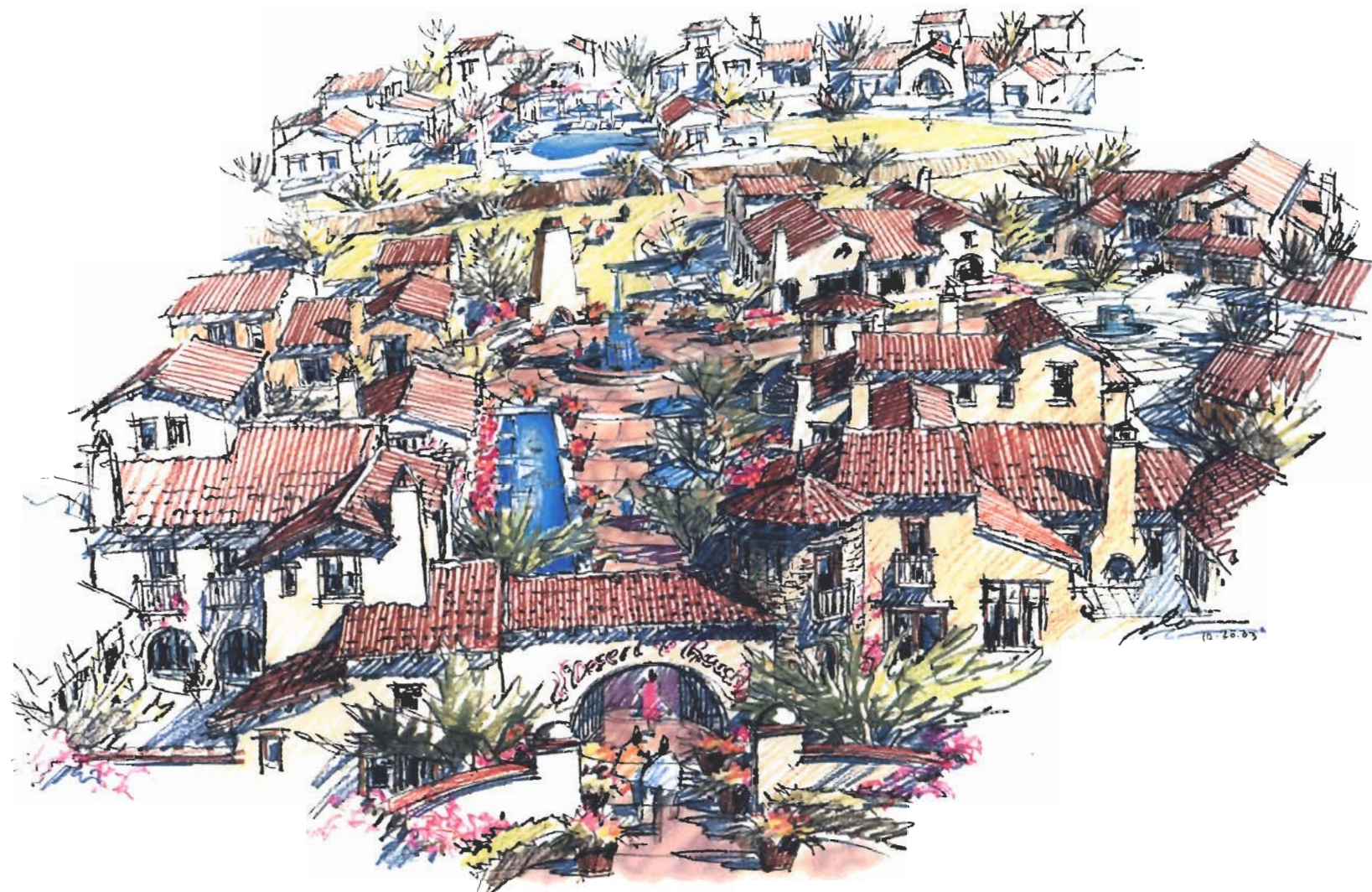
Arcturian Lighting
Model: SP11-05
Mounting: 1/2" NPT
Dial for spike included
Height: 3-1/2"
Width: 1" x 3"



GILBERTSON
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CONSULTING AND ENGINEERING
1000 N. 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202

DESERT MOUNTAIN
PARCEL 16
DEVELOPMENT REVIEW BOARD

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
DESIGNED BY: _____
DATE: 11-27-04
SCALE: _____
SCENIC CORRIDOR



View into public courtyard with recreation center in the distance



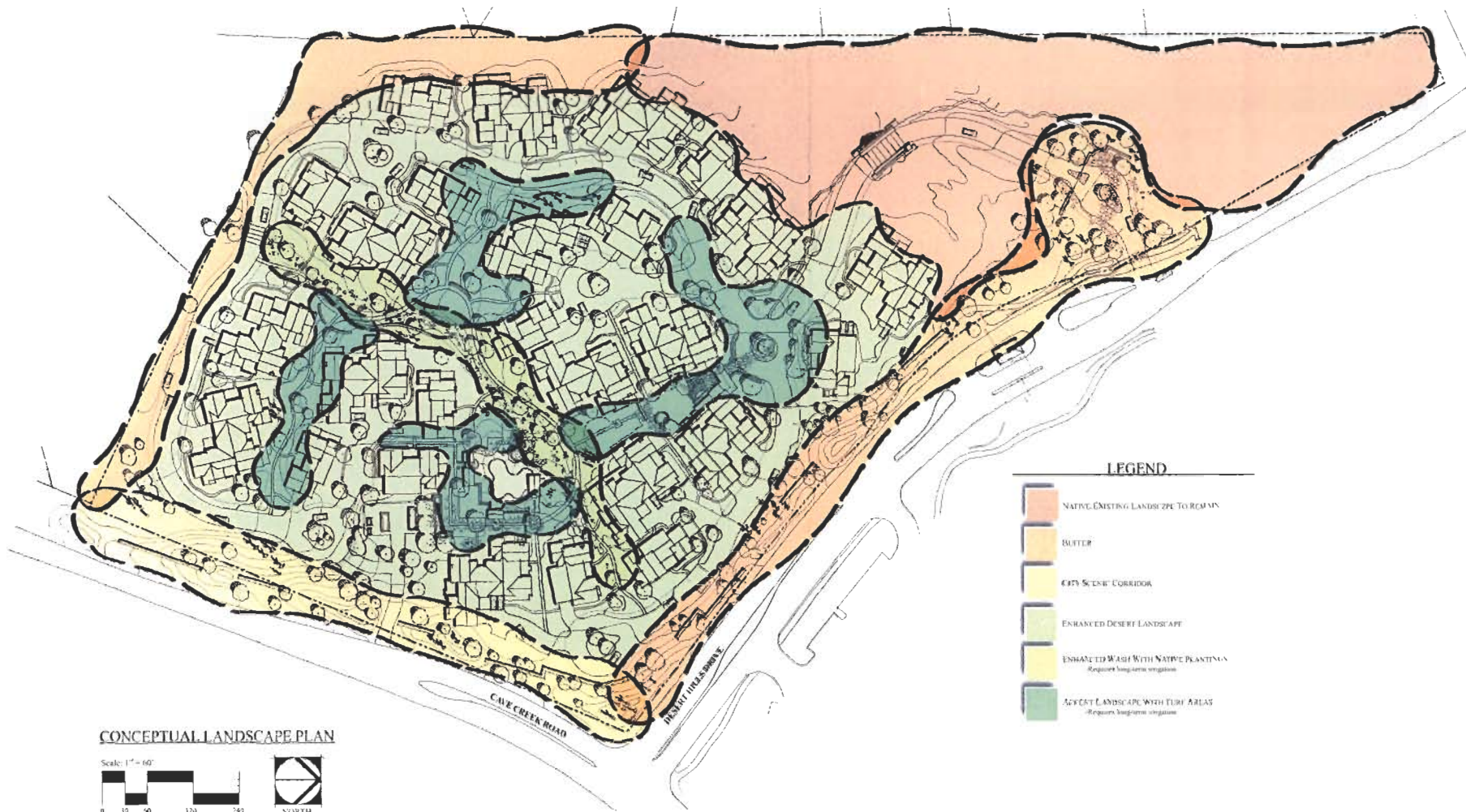
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DESERT MOUNTAIN
PARCEL 16
DEVELOPMENT REVIEW BOARD

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
PROJECT NO: 2003-0053-16
SCALE: 1/8" = 1'-0"
REVISION: _____

DATE: _____
BY: _____
TITLE: Aerial Perspective
DRAWN BY: _____



LEGEND

- NATIVE EXISTING LANDSCAPE TO REMAIN
- BUTTER
- CITY SCENE CORRIDOR
- ENHANCED DESERT LANDSCAPE
- ENHANCED WASH WITH NATIVE PLANTING
Requires long-term irrigation
- ACCRET LANDSCAPE WITH TURF AREAS
Requires long-term irrigation



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DESERT MOUNTAIN
PARCEL 16
DEVELOPMENT REVIEW BOARD

DATE: _____
SCALE: 1" = 60'
DRAWN BY: DTJ
PROJECT NO: 2005053.1A
DATE: 10-27-04
REVISION: _____
DATE: _____
PROJECT: Conceptual Landscape Plan
SHEET: 1 of 1